

Minutes: August 17, 2011 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Agenda Item 1: - Roll Call and Advisory Role Statement

Farrell called the meeting to order at 6:35 pm, Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Ben Morris (secretary), Tom Kumura, absent: Henry Palmer, Jon Mehtlan .

Agenda Item 2: Review of minutes of meetings: No minutes were reviewed.

Agenda Item 3: Public Forum: No items were brought up.

Agenda Item 4: PET RESORT-MUP 10-027-001: Proposed Major Use Permit to permit a small domestic animal boarding kennel at 1412 Windsong Lane. Applicant is proposing to convert the 1900 square foot barn and build a 1056 sq. foot structure. Project opponents have requested this item be placed back on the agenda. This meeting will decide if there is sufficient new information for the sponsor Group to reconsider the item. Farrell explained that this project had come before the sponsor group at the November 17, 2010 meeting and received a vote of approval. As the project was continuing on the approval process neighbors expressed concerns about the project, and the County staff had recommended that the Sponsor Group hear from the neighbors and if sufficient new information is provided the project could be reopened, and would then be scheduled for review at a future meeting. Morris indicated that as he had not been present at the November meeting, he could not vote on the item as he would have no basis for deciding if additional information is provided, he recused himself from voting, however the chair requested that he ask any relevant questions. Three neighboring residents were present and Nancy Froning, 1530 Windsong Lane made a presentation for the group. Froning indicated that when she received the notice concerning the project from the County, there was no information provided that they should attend a Sponsor Group meeting, and they did not make their concerns known to anyone until they received a notice that the project was going to be presented to the Planning Commission. She apologized for not actively participating against the project earlier, but felt that they didn't understand the process, and also they felt the applicant never revealed the true scope of work for the project to the neighbors. Froning went on to discuss that noise was one of the primary concerns, and that the studies had not addressed these concerns. The recommendation to raise the enclosure walls does nothing to prevent the noise from going uphill and heard from neighbors who live higher on the terrain than the kennel location. Froning also discussed the traffic created from this business and that the only access is Windsong Lane which is very narrow and winding. There is no other commercial activity on Windsong Lane. She had signed petitions against the project from approximately 50 people. Froning believes this project is not consistent with the character of this small residential community. Further discussion concerned how the applicant had already started this business and it had been the code compliance staff from the County who visited the business and determined that they were operating without proper permits, and that they had made improvements without proper permits. Also lengthy discussion concerning whether grooming was a separate business or part of the boarding only. After the applicant responded that they had properly complied with the county requirements for processing this MUP and they have invested considerable time and finances to obtain the necessary approvals, these concerns should have been brought up earlier in the process. Since these concerns have been raised the applicant has been meeting with neighbors to improve communication and seek their approval. Farrell asked the Sponsor Group members if they had any

additional questions and if they felt there had been presented with sufficient new information for the sponsor Group to reconsider the item. Jemmott made a motion to rehear the project, Kumura seconded the motion, and it passed 4-1-0. (Morris recused). The members informed the applicant that tonight's discussion revealed concerns from the community which had not been expressed before, Kumura also mentioned that he hadn't seen any opposition to the project before and it would be appropriate to hear from them, Farrell indicated that the traffic concerns expressed were relevant and needed to be properly considered. Currently this project is scheduled to be heard by the Board of Supervisors on September 14, 2011, at which time the Board of Supervisors may decide to consider the Sponsor Group decision to reopen the matter, or they could take a different action.

Agenda Item 5: San Marcos General Plan Update: The City of San Marcos is going through a General Plan Update. Review of comments to City in response to Notice of Preparation and the unincorporated areas within the City's sphere of Influence. See documents at: www.ourcityyourfuture.com. Farrell, Jemmott and Binns did meet with the City of San Marcos. Farrell did make comments which were submitted to the City. In the City General Plan they have the sphere of influence going well into the Twin Oaks Valley area, and the City is asking for densities well in excess of the County General Plan. Large developments such as Merriam Mountains, can submit through the City or the County. The concern is that if you live in the unincorporated areas of the County but in the City sphere of influence you have no continuity of planning. The County has also made comments specifically about the extension of the City sphere of influence, and requested that it be redrawn to current limits. It is generally believed that this issue will have to be addressed with the EIR.

Agenda Item 6: General Plan Update (was GP-2020): Review of Board of Supervisors and Steering Committee actions on the General Plan update. Farrell commented that the Board of Supervisors had approved the General Plan on August 3, and that there is now scheduled a Board Workshop on November 3 to review certain projects. Farrell also discussed an item related to the July 2011 Sponsor Group meeting regarding sending a letter to Supervisor Horn, after discussion with County Staff it was decided that the motion was improperly made, no letter was written, and no one tonight requested this item be discussed any further.

Agenda Item 7: Community Plan Update: Update on draft elements of the community Plan. Farrell indicated that Palmer had sent out to the members a draft related to history of Twin Oaks Valley, her comment was that it seemed to be long, Morris responded that both he and Palmer agreed, however both felt the work should be finished, and then this section could be reduced if appropriate. Morris reported that he and Palmer are meeting on a regular basis and they have now finished taking the original 1995 Community Plan and interpreting it into the new format. He will send out this draft document to all members next week and ask for them to review it prior to the next meeting. In addition they will review the work that had been done in 2002 to insure that any approved changes are brought into the new draft document. Morris indicated that after everyone has seen this new draft which captures the original 1995 Plan he will begin to import changes which he and Palmer recommend the group review and approve. Palmer and Morris did meet with the San Marcos Historical Society on June 16, and received good information. Morris requested that for upcoming meetings there needs to be time allotted to properly review the material and if possible have the agenda reflect this. After all of the past approved modifications to the original 1995 Plan are incorporated then new language will need to be addressed, this will wind up being a long process, as the new template has much more information being requested.

Agenda Item 8: SANDAG 2050 Regional Transportation Plan/Sustainable Communities Strategy:

SANDAG released the Draft EIR for public review. Comments due by August 1, 1022. No further discussion.

Agenda Item 9: Update on ongoing projects: None

Agenda Item 10: Update on ongoing projects:

Agenda Item 11: Old Business: None

Agenda Item 12: Administration and correspondence:

Farrell adjourned the meeting at 9:00 p.m.

Respectfully Submitted, Ben Morris, Secretary

The next regular meeting of the TOVCSG will be on Wednesday, September 21, 2011 at 6:30 p.m. at the Twin Oaks Elementary School.